



# **iJRASET**

International Journal For Research in  
Applied Science and Engineering Technology



---

# **INTERNATIONAL JOURNAL FOR RESEARCH**

IN APPLIED SCIENCE & ENGINEERING TECHNOLOGY

---

**Volume: 4**

**Issue: IX**

**Month of publication: September 2016**

**DOI:**

**[www.ijraset.com](http://www.ijraset.com)**

**Call: ☎ 08813907089**

**E-mail ID: [ijraset@gmail.com](mailto:ijraset@gmail.com)**

# **The Importance of Worn-Out Tissue Regeneration and Its Impact on the Identity and Urban Landscape Tehran Odlajan Neighborhood**

Lotfi Kouresh<sup>1</sup>, Moradi Mehdi<sup>2</sup>

<sup>1</sup>Assistant professor of Urban Planning, Department of Urban Planning, Islamic Azad University, Ahvaz Branch, Ahvaz, Iran

<sup>2</sup>PhD Student of Urban Planning, Department of Urban Planning, Islamic Azad University, Ahvaz Branch, Ahvaz, Iran

**Abstract-** Urban regeneration is relatively not a new phenomenon of tissues, but it is still a big part of the focus areas of urban managers in most countries, and especially in Iran, it was contemplated. However, Tehran has at least 5.1 million people live in these dangerous tissue that this increased need for policy intervention and reconstruction of worn tissues show. The main question is whether the solution improves supported regeneration of tissues, the layout of cities in all aspects of social, cultural, economic and environmental policy is? This article aims to recently comprehensively show the other side of the extensive renovations, spread to spoil effects and their impact on the values and dimensions of the historical, cultural and social identity and diversity throughout the metropolis Tehran. Besides comparative studies of policy Odlajan Tehran in 2006 and Paris from 1919 to 1995 and 1995 Bellville plan has been examined.

**Key words:** Rusty texture - Renovation - Identity place - perspective theory

## **I. INTRODUCTION**

In Iran, along with the increasing urbanization and modernization policies mass housing production in the form of residential complexes as a way to spread the development. However, very complex, multidimensional and multidisciplinary overlooking the problems of deprived areas in our cities. Considering the fact that almost 20 years in operation topic distressed areas in different cities we have not achieved remarkable achievements. A lot of work needs to be done in this case. The solution must be comprehensive and endemic in different soil, at the same time as possible. Urban distressed areas in the economic, social, cultural and physical urban distressed areas are different in countries and in the cities around the country are also quite different. Therefore, we cannot repeat what they have done, but their experience with localization could be used. This study is based on principles that are contemplated and can be used in the planning, design and construction of residential complexes. To review the necessity and importance of modernization in recent years in Iran and Tehran and historical trends of the past in the world, local application of new strategies of urban development in Iran with different aspects of socio - cultural and ecological perspectives to one for each of the different areas of a metropolis.

## **II. LITERATURE REVIEW**

### **A. The need for various buildings**

A combination of the construction zone vary with the age and condition, which is a good ratio of different buildings (one building, ordinary and low-cost) are included. If an urban area with new buildings, since only the companies take place that are able to support the high cost of new buildings. Chain stores and restaurants and banks turn to new buildings, but there are old shops as Kharrazi, local restaurants and credit stores fitting into older buildings. Successful diversity anywhere in the city was a thriving business combination, the boom, boom low and has sluggish (Jacobs, Jane; 221).

Buildings and monuments that are seen in most neighborhoods are showing the lifestyle, quality of life, customs, beliefs, values, norms and the culture of the society. Renovation of the same criteria uniform throughout the metropolis prevented the detection of various neighborhoods in the metropolis. As a result, Tehran, a city that is built of similar apartments cannot reinforce identity and collective the neighborhoods. As result, the local community should be in the infrastructure Participate considered and considered by the structural and physical. Among the theories and reliable to intervene modernization, including the perspective of theory which would consider two aspects of the city's identity. In theoretical perspective, the concept of the urban landscape as a phenomenon, "intuitive - subjective", human being, physical and regarded as a socio-spatial structure. Research Methodology this study was descriptive - analytical and to the information collected from the document library. Given the rehabilitation and modernization

## International Journal for Research in Applied Science & Engineering Technology (IJRASET)

projects Odlajan Tehran includes the neighborhood in 2006 and the Bellville Paris plan tested from 1919 to 1995 and days from 1995 to today.

### III.CASE STUDY

#### A. A brief introduction Odlajan neighborhood

Odlajan name has been associated from the beginning to Tehran, from a time when Tehran was a village. The term is derived from the Odlajan means the broadcast and water supply. This neighborhood is one of the oldest neighborhoods in Tehran. Divided by the Safavid period in the city, it has been among the rich neighborhoods of Tehran. A glance at the map of Barzin in 1878, Odlajan was among the five main districts of Tehran. Over time, the collapse of the Naserian fence, as well as innovative measures besides the neighborhood has undergone physical and activity changes. Map number 1 shows the location and the structure of the neighborhood than the year 1941.

Introducing the range		Home centers and neighborhood hangout and communal spaces	Spatial features in the past	Exhaustion of available space	Fields escalation of burnout	
City location	District 13 District Two	-Jewish Square - Tekieh Reza Gholi Khan - Hoseynieh	Good neighborly residential and commercial structures	Lack of appropriate structures for buildings- Lack of access	Social (low-index identity and sense of belonging)- Physical (poor access, lack of	
Extent	33 hectares			-Social Mixture - Compliance of physical and functional structure - Defined sub-areas and detailed streets - Compactness and microlithic pattern of land distribution - Low per capita neighborhood services - High population density - The concentration incompatible with the functions of residence	- Mounted in context- Compactness and microlithic pattern of land distribution- Low per capita neighborhood services- High population density- The concentration incompatible with the functions of residence Infrastructure- Legal (lack of formal ownership, no partition, legal ownership)- Safety and Security (crime centers, social harm)- Environmental (tissue location, proximity to centers of incompatible)	
Locations		- From North of Amir Kabir Street - The East Mostafa Khomeini Ave. - From West Street Pamenar South Street - from 15 June	Khalilifard str.			

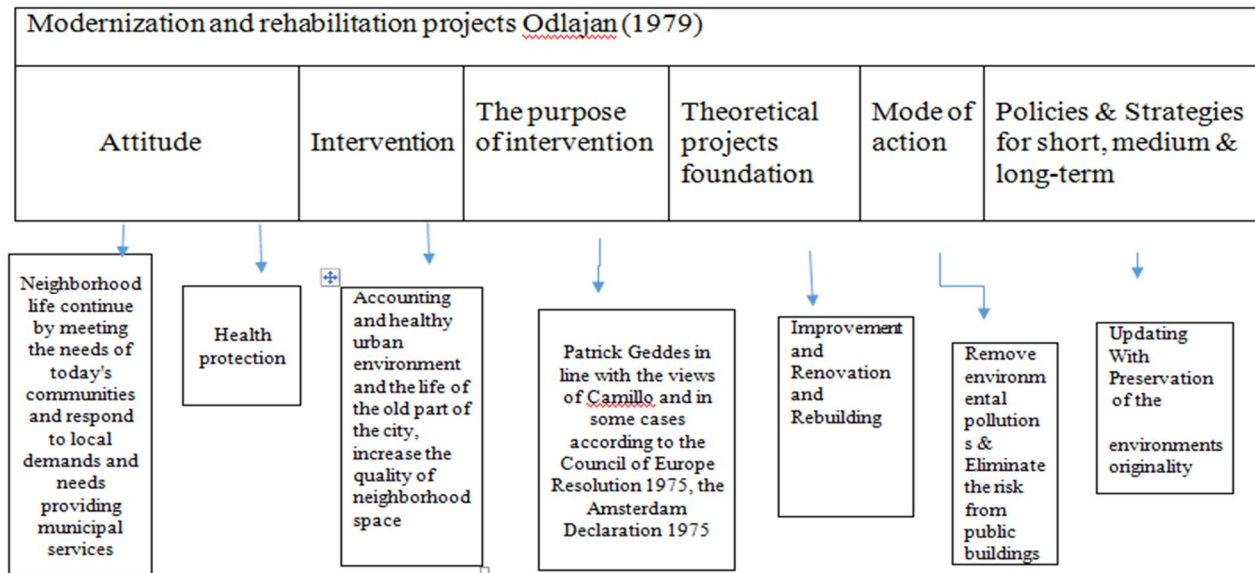
Map No. 1 position and structure Odlajan neighborhood in Tehran in 1941, which corresponds to neighborhood renewal and improvement, Odlajan of 2006.

Conditions, characteristics and causes of burnout Odlajan community context:

Overview modernization and rehabilitation projects Odlajan 2006:

In the diagram (2) an overview of attitudes, methods of intervention, intervention objectives, design principles, practices, actions and policies and strategies for the short, medium and long-term development plan has been Odlajan and at the end of the short and long for this project is provided.

## International Journal for Research in Applied Science & Engineering Technology (IJRASET)



### B. Belleville brief introduction

Belleville until the 18th century was a rural section. In 1860 the village was annexed to Paris. Since then, workers houses, shops, pubs and cafes and a track deadlocks compact network of narrow tracks and the alley impasse on agricultural land divisions were formed. Workers rally in the era of the revolutionary movement was ineffective as a socialist commune Paris was called at this point of Belleville. After years of repression of the labor movement Belleville neighborhood in decay was streamed a significant amount of Jewish immigrants after World War II, Armenian, and Central Africa for this city.

Figure (2), Bellville situation before the renovation and modernization, resource renewal and improvement, 1995 Bellville Map (2), position in the Belleville neighborhood of Paris, resource renewal and improvement, Bellville 1995 The first period of renewal and improvement, Mhth Belleville year from 1919 to 1970 and measures taken until 1995

In the diagram (4) an overview of attitudes, methods of intervention, intervention objectives, design principles, practices, actions and policies and strategies for the short, medium and long-term improvement projects during 1919 to 1995 has been Belleville Paris and in Finally, short-term and long-term action plan is presented.

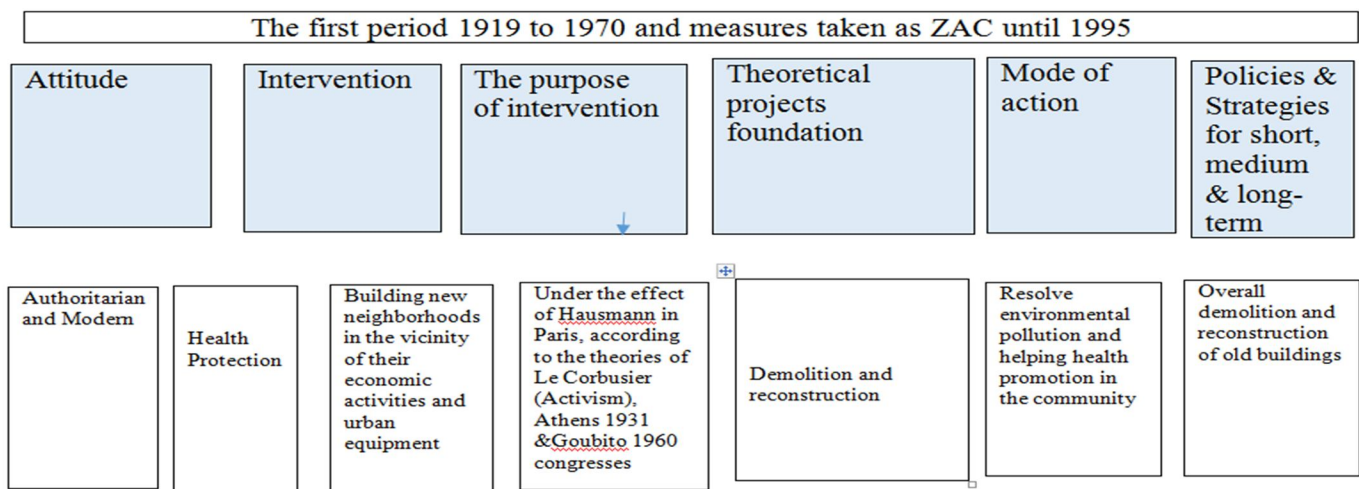


Diagram (4), the first period 1919 to 1970 and measures taken under the ZAC until 1995, make reference design and renovation of Belleville 1995, Belleville neighborhood improvement projects and modernization measures of the first period from 1919 to 1970 and measures taken since 1995:

In the diagram (5) an overview of attitudes, methods of intervention, intervention objectives, design principles, practices, actions

## International Journal for Research in Applied Science & Engineering Technology (IJRASET)

and policies and strategies for the short, medium and long-term improvement projects Belleville Paris, the second period from 1995 has been paid and Finally, short-term and long-term action plan is presented.

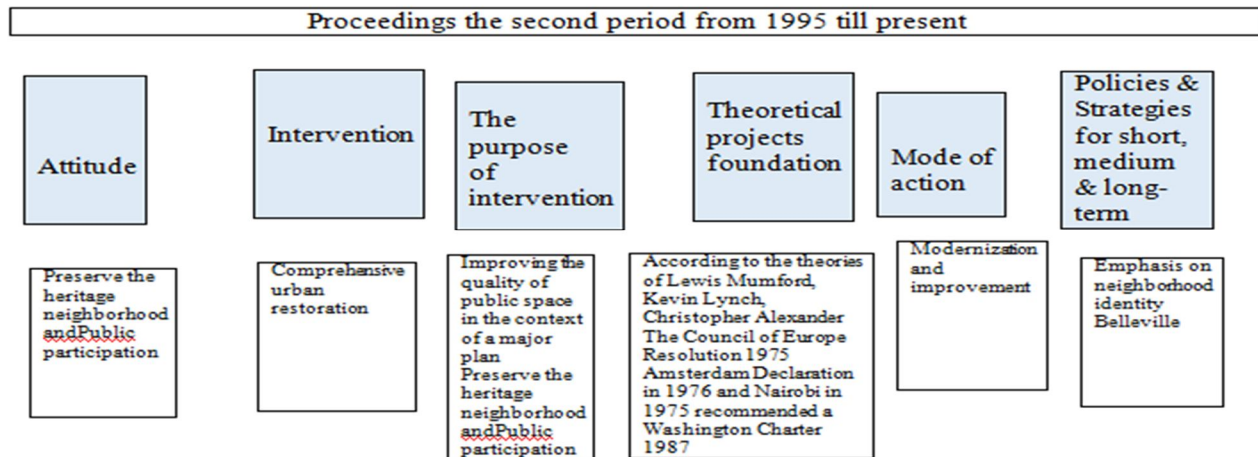


Diagram (5), the second period from 1995 to the present, the source rehabilitation and modernization projects Belleville 1995

A summary of the results of these actions:

Since 1995 the ZAC project was halted at the request of residents.

Belleville as one of the priority areas of policy initiatives was introduced.

The first phase ZAC with the destruction of passion F.A. blocks on the principles of urban renewal in 1976 and neighborhood resident protest was triggered largely because it caused the loss of part of Belleville and its identity

Principles of the new measures. On this basis Belleville house as a place for permanent supply of information to residents and stakeholders of the project was established.

In 2005, a new project was founded called "Land Project".

This project within the framework of the "city policy" priority did not change in the intervention process.

Summary of comparative two neighborhoods

In Table (2) to compare the two comparative quarters (Odlajan Tehran and Paris Belleville) has been paid.

Neighborhoods			Odlajan	Belleville
Plan	Project planning and design of old Tehran Coordinating Committee 79	Detailed Design District 12 (restructuring historical centers) and urban landscape projects in 2008	The first period 1919 to 1970 and measures taken under the ZAC until 1995	The second period from 1995 to the present
Intervention	Health Protection	Local - Local	Protection - Health	Comprehensive urban restoration
The purpose of intervention	Accounting and healthy urban environment and the life of the old part of town	Contemporary with the creation of civic life and urban life Rehabilitation of the historical identity of the neighborhood Renovation of fall-tissue Rehabilitation of residential neighborhoods and attract new population Refining their economic activities and productivity through modernization and improvement of the environment Creating the role of tourism in the neighborhood	Build new neighborhoods with businesses and municipal facilities in their vicinity	In the context of a comprehensive plan to improve the quality of public spaces and public participation in heritage conservation district
Theoretical Project Foundations	In line with the views of Camillo and Patrick Geddes in some cases, according to the Council of Europe Resolution 1975, the Amsterdam Declaration 1975	According to the theories Camillo and Kevin Lynch sets the standards of the Kyoto Protocol, a statement of the Stockholm Declaration of 1998 and the Mexico City Declaration of 1999 and 2000	Under the effect of Hausmann in Paris, according to the theories of Le Corbusier (performance-oriented), Athens Congress in 1931, Congress Gobineau 1960	According to the theories of Lewis Mumford, Kevin Lynch, Christopher Alessandro Council of Europe Resolution 1975 as well as 1975 Amsterdam Declaration and the Washington Declaration of 1987
Mode of action	Improvement, modernization and reconstruction	Improvement, modernization and reconstruction	Reconstruction	Modernization and improvement
Suggested Using method	contemporarily	User Account in accordance with the municipal cultural plan	Residential and services	User consistent with upstream projects

Table (2), the comparative second quarter (Odlajan Tehran) and Paris Belleville, Belleville 1995 lc rehabilitation and modernization projects, rehabilitation and modernization projects Odlajan 2006.

## International Journal for Research in Applied Science & Engineering Technology (IJRASET)

Neighborhoods			Odlajan	Belleville
Policies and strategies	Demolition and reconstruction of deteriorated buildings, Disposal of surface water and sanitation systems and garbage collection, Reduce congestion in the old, The separation of pedestrian and orders the main roadway and parking for moving and stopping cars, Prevent the development of commercial activities in residential areas, According to public education to protect valuable monuments, Building service network to meet the needs of residents, Strengthen neighborhood centers and the creation of six main neighborhoods, Availability of land required service network Infrastructure and infrastructure measures, Wide passages in some places and areas	Increased willingness by residents and create the possibility for residents in neighborhood renewal, Help to promote the creation of jobs per unit of economic activity with neighborhood residents, Provide convenience to residents and businesses, to renovate Prevent the entry of vehicles (cars and motorcycles in the tissues), Efficient use of land and dilapidated housing construction and service activities, welfare, general trading, The scale trans-regional tourism and urban spaces, Remove Annoying activities of residential and organizing activities consistent texture	Overall demolition and reconstruction of old buildings, Priority high-density housing, Shaping and organizing several public space based on topographic, Create economic spaces on the ground floor of buildings, Helping eliminate environmental pollution and health promotion at the community level, Creating green spaces and community centers for gathering people	Emphasis on neighborhood identity Belleville, And to retain the value of social and cultural diversity of the neighborhood, Preserve local social life as maximum preservation of the original inhabitants, Mixing ensures economic and residential functions. Natural heritage, urban and social neighborhood
Mode of action	Improvement, modernization and reconstruction	Improvement, modernization and reconstruction	Reconstruction	Modernization and improvement
Suggested Using method	Contemporarily	User Account in accordance with the municipal cultural plan	Residential and services	User consistent with upstream projects

Table (3), the comparative two quarters (Odlajan Tehran and Paris Belleville), improvement projects Belleville 1995 modernization, rehabilitation and modernization projects Odlajan 2006

### IV. DISCUSSION AND CONCLUSION

In Belleville, the first phase ZAC with the destruction of Fa blocks on the basis of the principles of urban renewal in 1976 neighborhood resident protest was triggered largely because it causes the loss of part of Belleville and its identity. This innovative actions and measures authority in Belleville considerable degree of regional identity, both physically and socially to undergo irreversible changes that also brought discontent compatriots.

It would be Socio- economic confrontation of the population.

The point that should be considered when designing Odlajan: exact value of the original tissue of the area of neighborhoods. In this major project sees the value of context in the single monuments and therefore the buildings were considering separated from the environment.

Neighborhood identity that can be found in types of activities or form narrow passages and existing community centers is evident and been overlooked. The designer operates the changes from above in the act of organizing space.

The problem is that there's, addressing a new look in Iran continues looking at it purely physical to the building for all communities regardless of the identity of the city and neighborhoods. The activists of the city form the identity of the city. The identity will not be released and cannot be generalized to all regions, but is created by activists. Activists of a city are the citizens. We took a model of modernity under the influence of urban management approach to modernization is purely and simply reduced services. In Iran, should be coordinated with the new ways of the world residential collection of design patterns and ecological perspective and the use of three-dimensional structural design are considered, so that people are responsible for automatic renewal. Despite the use of modern methods, is still outdated in the modern era to apply one-dimensional procedures.

## International Journal for Research in Applied Science & Engineering Technology (IJRASET)

Intended goals to modernizing in order to preserve the identity & culture and promoting social dimensions - physical, should be as follows:

- Easy pedestrian access to the daily needs of residents
- The hub of life in the neighborhood
- Improvement of the neighborhood identity with collaboration solutions
- Emphasis central neighborhoods to preserve the cultural identity, the history of the continuity of life in the neighborhood
- Upgrade the quality of buildings, the creation of mixed-use and conserve the diversity of structures
- Beauty and diversity in the face of the city

And from the economic point of view should facilitate, and exemptions-such as the renovation of licensing and exemption from payment of discount on renewal must be made. Must act in such a way that people are responsible for their own new work of distressed areas. Trying to build confidence and empower them to provide a supportive context, sublicense free, secure bank loans accelerated track record in managing the country should be made by the new organization. Note indiscriminate modernization will not only destroy the diversity and variety of user's self-destruction, but indiscriminate increase in the number of households in their neighborhoods reduces the sense of belonging and low participation of the residents. Therefore, modernization is not the only solution. Efficient and effective policy formulation and program attention to different aspects of taking into account the different historical and cultural values of the Metropolitan Stations is not the same, the matter without enjoying views of the neighborhood residents and public participation is not possible.

### A. Footnotes

- 1) Renovation of Tehran, the zone 8, 2010.
- 2) Previous Reference
- 3) Hamshahri, 2011, no. 5371.
- 4) Habibi, urban restoration
- 5) Azizi, urban density
- 6) Azizi, process of changing the old policy of intervention in the old sites
- 7) Habibi, "azNesar ta Shahr" , 2009, pages 162-163
- 8) Habibi, "azNesar ta Shahr" , 1996, page188.
- 9) Azizi, comparative study of two patterns of residential complexes
- 10) Hamshahri, 2011, no. 5378
- 11) Behzadfar, identity of the city
- 12) Hamshahri, the Site
- 13) Previous Reference
- 14) Behzadfar, identity of the city
- 15) Area Renovations Company Tehran's 8 zone, 2010.

### REFERENCES

- [1] Izadi, Mohammad S. (2008). "Analysis and development efforts and improvement of the urban fabric of the first ever" internal publication offices, restoration and rehabilitation, reform and modernization, construction companies and urban rehabilitation, Tehran.
- [2] Sabki, S. (1997). "New Urban developments in the Iranian calendar (2) Journal villages, No. 26.B. Oven, M. (2007). "Identity of the city, look at the identity of the city, Tehran.
- [3] Habibi, SM (1996) and (2009), "The flux of the City" Publishing Tehran University, Tehran
- [4] Habibi, SM. (2009). "urban restoration" Publishing Tehran University, Tehran
- [5] Jacobs, Jane, death and life of great American cities, Tehran University's Publication
- [6] Shirazi, Bagher Ayatollah Zadeh, 2006; Odlajan neighborhood improvement, magazine work, (2), the Cultural Heritage Organization.Devoted breed, S. / Cathy Pour cream, winter 2006; analyze the impact of physical changes ... the fine arts magazine Issue 28.
- [7] Habibi, Seyed Mohsen, 1380 azshaar to shahr, Third Edition, Publishing and Printing Institute of Tehran University.
- [8] Habibi, Seyed Mohsen Maghsoudi, Maliha. (2012). urban restoration / Tehran / Tehran University Publication.
- [9] Rezai, Naima and others in 2008, the renovation of dilapidated housing pattern, the first Congress of rehabilitation and renovation of old urban.
- [10] Renovation Organization of Tehran, Tehran, in 2006 a comprehensive program of modernization of worn out tissues.
- [11] Detailed District 12, Bowen Consulting Engineers 2008.
- [12] Renovation Organization of Tehran, urban renovation plan Odlajan neighborhood center, 2008.
- [13] Khani Ali and others, 2008; Odlajan approach to intervention in a historic neighborhood in Tehran, the first Congress of rehabilitation and renovation of old urban
- [14] Vaghefi, M., 2007; Bell Ville unhealthy blocks to city policy, Renovation Organization of TehranPlan and Budget Organization (1953)

## International Journal for Research in Applied Science & Engineering Technology (IJRASET)

- [15] "program of life in Iran, TehranRenovation of District 8 in Tehran (2010), New improvement of tourism sample area, the new building in Tehran
- [16] Azizi, Mohammad Mehdi "intervention policy in the transformation of urban old sites in Iran" Magazine of Fine Arts, No. 7
- [17] Azizi, Mohammad Mahdi in 2009, "Urban density" University, Tehran
- [18] Azizi, Mohammad Mehdy- Malek Mohammad Nejad, Sarim (1985), "Comparative study of two residential Complex model", Journal of Fine Arts, No. 32
- [19] Hamshahri, The. (2011). "youth in the body of the old city,"
- [20] Hamshahri, the 19th year, on Tuesday, 16 April 13, 2011.
- [21] Hamshahri, The. (2011). 'Review Report renovation of old ones the City Council »
- [22] Hamshahri, the 19th year, Wednesday 24 April 3, 2011.
- [23] Hamshahri's site, "to determine the identity of the City" Hamshahri, archive



10.22214/IJRASET



45.98



IMPACT FACTOR:  
7.129



IMPACT FACTOR:  
7.429



# INTERNATIONAL JOURNAL FOR RESEARCH

IN APPLIED SCIENCE & ENGINEERING TECHNOLOGY

Call : 08813907089  (24\*7 Support on Whatsapp)